



Gungahlin, 11/77 Gozzard Street

Refreshed Spacious corner Apartment at the heart of Gungahlin

This modern apartment offers a sophisticated blend of comfort and style, perfect for anyone looking to experience premium living within walking distance of Gungahlin Towncentre. With well known shops like Le Bon Melange within a stone's throw.

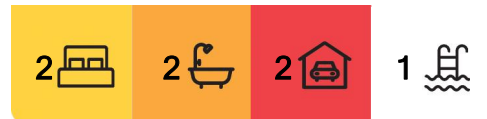
With new carpets, fresh coat of paint, new LED downlights, island bench with storage, washing machine and dryer installed, it truly is turnkey living screaming value!

Built in 2017, this two-bedroom apartment features two side-by-side parking, rooftop pool with breathtaking view, 2 rooftop pizza ovens and bbq areas making it a practical choice for comfortable urban living.

The open-plan design seamlessly connects the living area to a private balcony, where you can enjoy stunning mountain and city views. Essential amenities such as air conditioning,



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
\$498,888+

View
ljhooker.com.au/2D0KFHK

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EER ★★★★★★

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built-in robes, and an intercom system are included to enhance your lifestyle.

Located in the vibrant suburb of Gungahlin, you'll have easy access to local shops, parks, and public transport options. Renowned schools like Harrison School and Burgmann Anglican School are just a short drive away, making it an ideal location for future planning.

Features:

- Corner apartment
- Side-by-side parking
- Rooftop pool with breathtaking views
- 2 rooftop BBQ area with pizza ovens
- Library for residents
- Tiled floor in living area
- Brand new carpets in bedrooms
- Freshly painted
- New LED downlights
- New more powerful split heating and cooling system 2 years ago
- Island bench with storage included
- Washing machine and dryer included
- Heatlamps in both bathrooms
- Public transportation at doorstep
- 8 mins walk to light rail station
- 5 minutes walk to Gungahlin town centre
- Various shops within stones throw

Essentials:

- Strata: \$5,043 p.a. (approx)
- Rates: \$1,443 p.a. (approx)
- Land tax: \$1,811 p.a. (approx) investors only
- EER: 6 stars
- Living space: 78 sqm
- Balcony: 11 sqm
- Total space: 89 sqm
- Building completion: November 2017



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More About this Property

Property ID	2D0KFHK
Property Type	Apartment
House Size	89 m2
EER	6
Including	Air Conditioning Intercom Pool Balcony Dishwasher Built-in-Robes Remote Garage Liveability

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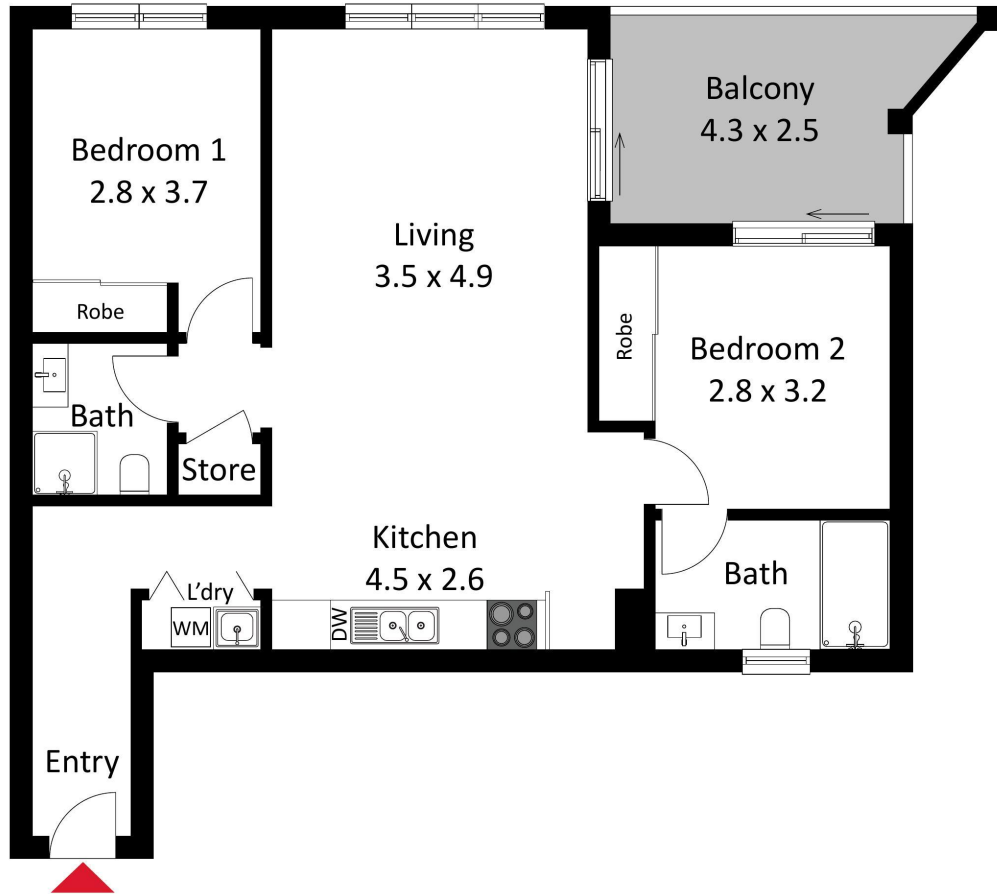
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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